



# **ENVIRONMENTAL SITE ASSESSMENT**

**(Phase I)**

**Parcel No: S95-048**  
**19,349 sq. ft. of Vacant Land**  
**6301 Braes Bayou**  
**Houston, Texas**

**Prepared for:**  
**City of Houston**  
**C/O Gabriel Mussio**  
**900 Bagby, 2nd Floor**  
**Houston, Texas 77002**

**Project # 0604161.7**

**Prepared by:**

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**Principal**

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**Signature**

**April 25, 2006**

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# SECTION I – EXECUTIVE SUMMARY

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## 1.0 Executive Summary

Environmental Resource Consultants (ERC) was retained by **Mr. Gabriel Mussio of the City of Houston** to conduct a Phase I Environmental Site Assessment according to generally accepted principles and practices at the time of this report and in compliance with the American Society for Testing and Materials Committee E-50 Designated E 1527-00, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”.

The subject property is located at 6301 Braes Bayou Drive in Houston, Harris County, Texas; consists of approximately 19,349 sq. ft. of vacant land. The property is covered with grass and native vegetation. The subject site is bounded by Brays Bayou to the north, Braes Bayou Drive to the west, South Braeswood Boulevard to the south and The Harris County Bayou easement to the east.

The vicinity of the property can be described as residential and commercial development in conjunction with churches and schools.

The Phase I Environmental Assessment of the subject property was conducted by Mr. Greg Carter, CHMM, REP, Project Manager, and reviewed by Mr. Kommy M. Azarpour, PE, Principal, at the request of Mr. Gabriel Mussio. Mr. Greg Carter, CHMM, REP conducted data acquisition from April 21 to April 27, 2006. No one accompanied Mr. Carter during the site visit on April 7, 2006.

### 1.1 Scope

The purpose of the Phase I Environmental Site Assessment was to determine the status of the subject property with respect to certain physical and environmental factors. Information concerning the subject property was acquired through a site visit, regulatory agency records, historical research and in-person interviews when available.

### 1.2 Findings

The following specific categories of environmental risk were evaluated during the site visit and research phases of the project:

**Site Inspection** The subject property is located at 6301 Braes Bayou in Houston, Texas. The subject site consists of approximately 19,349 sq. ft. of land covered with native vegetation. The site is currently vacant. The site is unfenced and storm drains run west-east along S. Braeswood Boulevard.

## SECTION I – EXECUTIVE SUMMARY

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The vicinity of the property can be generally described as residential with commercial and retail developments surrounding the site. South Braeswood Boulevard is located to the south.

**Hazardous Material Use, Handling & Storage** During the site investigation, no containers, drums, and hazardous substance or petroleum products were observed. Small amounts of debris are spread throughout the site. It is recommended that these areas be cleaned up and disposed in accordance to federal, state and local guidelines.

**Asbestos-Containing Materials (ACM)** Use of asbestos-containing materials (ACM) was discontinued in the late 1970's, after the Environmental Protection Agency (EPA) regulated it. No ACM survey was conducted since the site is comprised of vacant land,

**Hazardous Waste Sites** No hazardous waste sites were observed on the subject property at the time of the site inspection. It is recommended that these areas be cleaned up and the trash disposed in accordance to federal, state and local guidelines

**Polychlorinated Biphenyls (PCB's)** No pole-mounted transformers were observed on surrounding the site.

**Radon** Subject site is located in an area to have radon concentrations well below the Federal (EPA) guideline or 4.0 picocuries per Liter. Testing for the presence of radon gas was not included in the scope of this Phase I Environmental Site Assessment.

**Soil and Groundwater Quality** The Phase I Environmental Site Assessment did not address the quality of either the soil or groundwater conditions at the subject property (the scope-of-work consisted only of a visual examination of the premises and the database review to determine the likelihood of a sub-surface contamination).

**Agency Review** A review of available federal, state, and local agency records revealed four (4) Leaking Underground Storage Tank sites within a 0.5 mile radius of the subject property, and one (1) Dry Cleaner site within a 0.5 mile radius of the subject property. According the TelALL database records, and visual site inspection, none of the sites listed pose a potential environmental concern to the subject property.

## SECTION I – EXECUTIVE SUMMARY

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### 1.3 Conclusions

Environmental Resource Consultants (ERC) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property consist of approximately 19,349 sq. ft. of vacant land in Houston, Texas.

Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the subject property:

- The subject property is located at 6301 Braes Bayou in Houston, Texas. The subject site consists of approximately 19,349 sq. ft. of land covered with native vegetation. The site is currently vacant and unfenced.
- During the site investigation, no containers, drums, and hazardous substance or petroleum products were observed. Also no hazardous wastes site appeared at the site.
- A review of available federal, state, and local agency records revealed four (4) Leaking Underground Storage Tank sites within a 0.5 mile radius of the subject property, and one (1) Dry Cleaner site within a 0.5 mile radius of the subject property. According the TelALL database records, and visual site inspection, none of the sites listed pose a potential environmental concern to the subject property.
- Four (4) TXLUST facilities were identified within the search radius. According to the TelALL database report, Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on February 9, 1990. According to TCEQ, only the soil was impacted. TCEQ issued a final concurrence and closed the case. Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on July 1, 1993. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case. Sunny's Food Store located at 9303 Fondren Road, approximately 0.45 miles northeast and is down gradient in respect to the subject property. The release was reported on December 29, 1995. According to TCEQ, groundwater was impacted. The case is still open. Texaco Gas station located at 6665 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. The release was reported on March 29, 1989. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case. Due to the distance from the subject property and the status of the four (4) facilities, no potential for environmental concern to the subject property is anticipated.

## **SECTION I – EXECUTIVE SUMMARY**

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- One (1) Drycleaner site was identified within the search radius. According to the TelALL database report, A-1 Dry Cleaners located at 6303 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. Due to the distance from the subject property and the operating status, no potential for environmental concern to the subject property is anticipated.

### **1.4 Recommendations**

Based on the site visit and research conducted at the local and state level regarding the subject property including historical sources, it appears there is minimal potential for environmental concerns to the subject property and no further investigation is warranted.

## **SECTION II – OBJECTIVES & LIMITATIONS**

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### **2.0 Objectives and Limitations of Assessment**

#### **Objectives of Assessment**

The Phase I Environmental Site Assessment of the property is based on readily available data, personal interviews and the evidence encountered during a walking inspection of the site. The following work segments comprised the scope-of-work of the project:

1. A review of the available historical records relating to the subject property and its use including aerial photographs. A fifty-year Chain of Title was not requested as a part of this Phase I ESA.
2. A review of the available construction, management and operational records relating to the subject property.
3. Interviews with owners, managers, employees, neighbors and others with knowledge of the subject property and its use.
4. A review of local, state and federal databases regarding the environmental status of the subject property, adjoining properties, and the nearby area.
5. A site visit and visual inspection of the subject property.
6. To the extent possible, an investigation into the use and character of properties adjacent to, or near to, the subject property.
7. A review of the local environmental setting including topography, floodplain status, geology, faults, local soils, and regional groundwater conditions.

#### **Limitations of Assessment**

This report is an instrument of service of ERC and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify "recognized environmental conditions" in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-00; however, this ESA may reflect additional or reduced services or service enhancements requested or authorized by the Client.

## **SECTION II – OBJECTIVES AND LIMITATIONS**

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This study and report has been prepared on behalf of and for the exclusive use of the City of Houston. It is intended solely for its use and reliance in the environmental assessment of this site. The City of Houston are the only parties to which ERC has explained the risks involved and which has been incorporated in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from City of Houston's point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. ERC's findings and opinions related in this report may not be relied upon by any party except City of Houston with the consent of City of Houston and ERC. ERC may be available to contract with other parties to develop findings and opinions related specifically to such other parties' unique risk management concerns related to the site.

This ESA did not include any inquiry with respect to radon, methane, lead-based paint, lead in drinking water, formaldehyde, wetlands, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report, as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

The Phase I Environmental Site Assessment of the subject property was performed in accordance with generally accepted standards of professional care. Because of its limited scope and budget, however, it is only useful as a general diagnostic tool to determine the likelihood of the presence of environmental problems affecting the subject property. The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee regarding the presence or absence of environmental contaminants that might affect the subject property. The Phase I Environmental Site Assessment consists only of the professional opinion of the individual conducting the assessment, and does not involve sampling, testing or analysis of either the soil or groundwater at the subject property.

## SECTION III – SITE RECONNAISSANCE

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### 3.0 Site Reconnaissance

#### 3.1 Site Description

The subject property is located at 6301 Braes Bayou in Houston, Texas. The subject site consists of approximately 19,349 sq. ft. of land covered with native vegetation. The site is currently vacant. The site is unfenced with storm drains running east along South Braeswood Boulevard.

The vicinity of the property can be generally described as residential with light commercial developments surrounding the site. The subject site is bounded by a Brays Bayou to the north, Braes Bayou Drive to the west, South Braeswood Boulevard to the south and The Harris County Bayou easement to the east.

#### 3.2 Onsite Interviews

No individuals were available for onsite interviews during the site visit to the subject property.

#### 3.3 Site Overview

##### **Legal description**

No legal description was given.

##### **Previous use**

The site is currently vacant land and currently owned by the City of Houston. Most recently the site was utilized for a small water plant. Prior to that the site was used for agricultural purposes.

##### **Surrounding Land-Use**

The properties adjacent to the tract include vacant land and streets, along with residential, and commercial structures. The use of the adjacent land is as follows:

**North:** Brays Bayou, followed by Braeburn Presbyterian Church, then by residential homes.

**South:** South Braeswood Boulevard, a church, followed by residential homes.

**East:** The Harris County Bayou easement, followed by residential homes.

**West:** Braes Bayou Drive, followed by The Harris County Bayou easement.

## SECTION III – SITE RECONNAISSANCE

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### **Current use**

The subject property is currently a parcel of vacant land. It is currently unused and covered with native vegetation.

### **Source of Drinking Water**

The subject property and surrounding properties receive their drinking water from the City of Houston.

### **Sewage Disposal/Septic System**

The subject property is connected to a municipal sewer system that is serviced by the City of Houston.

### **Hazardous Substances and Petroleum Products**

During the site investigation, no drums or containers of hazardous substances and petroleum products were observed on site.

### **Odors**

No odors were noted on the day of the site visit.

### **Drums and Other Containers**

During the site investigation, no containers or drums were observed in the accessible areas of the building. Small amounts of debris are scattered throughout the site. This debris does not appear to be a potential for environmental concern. However, the debris should be properly disposed in accordance with federal, state and local guidelines.

### **PCBs**

*Polychlorinated Biphenyls* were used as insulating media in electrical equipment for many years, and can be found in many devices still in service today. The EPA has established PCB concentration levels that define whether or not an electrical device is PCB-containing (40 CFR, Part 71). PCBs are toxic coolant or lubrication oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. The EPA has divided the PCB content in electrical transformers into three categories. Those units which contain less than 50 parts per million (ppm) of PCBs are defined as NON-PCB. Units, which contain between 50 ppm and 500 ppm of PCBs, are defined as PCB-CONTAMINATED. Units with PCB content greater than 500 ppm are classified as PCB-CONTAINING.

## **SECTION III – SITE RECONNAISSANCE**

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The regulation imposes no duty on the part of a property owner to test for the presence of PCBs in electrical equipment, but requires that, in the absence of evidence to the contrary, all electrical transformers, ballasts and capacitors be considered PCB-containing.

PCBs pose serious health risks and have been shown to produce cancer, damage to reproductive organs and skin lesions. If burned, PCBs give off by-products that are even more toxic than PCBs themselves. They must be handled with caution. Several pole-mounted transformers with a blue “non-PCB” label were observed on along the perimeter of the site. The transformers appear to be in good condition with no signs of leakage or spills. These transformers do not appear to be a potential environmental concern.

### **Asbestos-Containing Materials (ACM)**

Use of asbestos-containing material (ACM) was discontinued in the late 1970s, after the Environmental Protection Agency (EPA) regulated it. A survey addressing ACM was not necessary since the site is comprised of vacant land.

### **Interior and Exterior Surficial Staining or Corrosion and Stressed Vegetation**

No exterior superficial staining or corrosion was noted in the accessible areas.

### **Heating and Cooling Systems**

No heating or cooling units were observed at the subject site since it is vacant land.

### **Radon**

The subject property is located in an area known to have radon concentrations well below the Federal (EPA) guideline of 4.0 PicoCuries per liter (pCi/l). According to the Texas Radon database, the average in Harris County is 3.2 pCi/l. Testing for the presence of radon gas was not included in the scope of this Phase I Environmental Site Assessment.

### **Drains and Sumps**

Storm water drains run west-east along South Braeswood Boulevard. No odors, visible sheens or debris were observed. No sumps were observed in the accessible areas.

### **Pits, Ponds or Lagoons**

No pits, pond or lagoons were observed at the subject property or surrounding areas.

## **SECTION III – SITE RECONNAISSANCE**

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### **Waste Disposal**

There is no waste disposal services on being utilized on the site and surrounding properties.

### **Wastewater Discharges**

No wastewater discharge was observed on-site at the time of the site inspection.

### **Wells**

No water wells were observed on the subject property or the surrounding areas.

### **3.4 Adjoining Properties**

The vicinity of the property can be generally described as residential with some commercial developments surrounding the site. None of the adjoining properties and surrounding areas is a potential environmental concern to the site.

## SECTION IV – HISTORICAL SITE BACKGROUND

### 4.0 Historical Site Background

#### 4.1 Aerial Photographs

Six (6) aerial photographs, (approximate scale 1" = 700') which include the subject property and surrounding area, were obtained from Environmental Data Resources, Inc. which obtains the aerials from the United State Geological Survey (USGS), Agricultural Stabilization & Conservation Service (ASCS), and the Texas Department of Transportation (TXDOT). These photographs were taken in 1944, 1953, 1969, 1979, 1989, 1995 and 2004 located in Appendix B.

The following summarizes pertinent information from the aerial photograph review:

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1944	ASCS	1": 700'
The 1944 aerial photograph shows the subject property as vacant land being utilized for agricultural purposes. Farm structures can be seen to the north and east. Most of the land in the photo appears to be used for agricultural purposes.		
1953	ASCS	1": 700'
The 1953 aerial photograph shows the subject property as in the previous aerial photograph. The few landmarks include Brays Bayou, and Bissonnet road. The eastern adjacent property appears as in the previous aerial photograph. The adjacent surrounding areas to the west have also been developed with residential subdivisions.		
1969	WALLACE ZIN	1": 700'
The 1969 aerial photograph shows the subject property very differently from the 1958 aerial photograph. Surrounding areas approximately one mile from the site have been developed with residential subdivisions. Residential structures now dominate the photograph in all directions surrounding the subject property. Brays Bayou, The northern adjoining property has been diverted and now is concrete reinforced. The western and eastern adjoining properties appear as in they do today. S. Braeswood Blvd. is now visible and the southern adjoining property. Details are hard to make out because the picture quality is so poor.		

## SECTION IV – HISTORICAL SITE BACKGROUND

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1979	TXDOT	1": 700'
<p>The 1979 aerial photograph shows the subject property as in the previous aerial photograph, however the water plant structures are now visible northeast of the intersection of Braes Bayou Drive and S. Braeswood Drive. The northern, eastern and western adjoining properties surrounding the site appear as in the previous photograph. To the north of Brays Bayou, the adjacent property, shows some signs of construction activities with the presence of a church and an apartment complex.</p>		
1989	TXDOT	1": 700'
<p>The 1989 aerial photograph shows the subject property as in the 1979 aerial photograph, however the water plant structures are no longer visible. The northern, eastern, southern and western adjoining properties surrounding the site appear as in the 1979 aerial photograph. Increased development appears to have slowed</p>		
1995	USGS	1": 700'
<p>The 1995 aerial photograph indicates no change to the subject property from the previous aerial photograph. The northern, eastern, southern, and western adjacent properties have no visible changes from the previous aerial photograph. There is an increase in the business development to the southeast.</p>		
2004	USDA	1": 700'
<p>The subject site appears in the 2004 aerial photograph as it is currently. The northern adjacent property appears as in the 1995 aerial photograph. The northern, eastern, southern, and western adjacent properties have no further visible changes from the previous aerial photograph.</p>		

## SECTION IV – HISTORICAL SITE BACKGROUND

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### 4.2 Chain of Title and Historical Ownership

Review of a present topographical map (appendix C), historical aerial photographs from *circa* 1944 to the present and database reports revealed sufficient history of the subject property and surrounding areas. The site is currently vacant land and is currently owned by City of Houston. The site has been utilized for agricultural purposes or vacant since at least the early 1940's, according to historical documents reviewed.

Further review regarding the chain of title records was excluded because appropriate levels of inquiry had been accomplished through other sources of information.

## SECTION V – ENVIRONMENTAL SETTINGS

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### 5.0 Environmental Settings

#### 5.1 Topography/Surface Water Conditions

The subject property is approximately 80 feet above mean sea level, and the topography of the subject area is slightly sloping to the east. This information is found on the Alief, Texas 7.5 minute series USGS Quadrangle topographic map presented in Appendix E.

The local drainage of the subject property is south via storm drains along Crownwest Drive. This information was obtained from 1995 “Alief”, Texas” 7.5-minute series USGS Quadrangle topographic maps. A topographical map is presented in Appendix C

#### 5.2 Flood Plain Status

The Federal Emergency Management Agency flood insurance rate map indicates that the subject property is in the shaded Zone X, which is an area determined to be inside the 500-year flood plain (See Appendix F). A copy of the FEMA map is presented in Appendix D. 48201C0810 K and 48201C0830 K

#### 5.3 Wetlands

It is not part of this assessment to identify wetlands, but rather to recommend if additional work should be considered based on available information. The subject site exhibits none of the three primary attributes defined by the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*: (1) the land supports predominantly hydrophytic vegetation; (2) the substrate is predominantly hydric soil; and (3) the substrate is saturated with water to less than 0.5 feet for one week or more during the growing season or exhibits a water table of less than 1.5 feet beneath the surface

#### 5.4 Site Geology

Geologically, the site is mapped as the Beaumont Formation (Qb). Beaumont formations are described as being floodplain deposits, including indistinct low terrace deposits made up of clay, silt, sand, and gravel. Silt and clay deposits are calcareous on the surface and colored dark gray to dark brown with sand being largely quartz. Gravel deposits are siliceous, composed of mostly chert, quartzite, limestone, and petrified wood. The fluvial morphology is well preserved with point bars, oxbows, and abandoned channel segments.

## **SECTION V – ENVIRONMENTAL SETTINGS**

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This information is found in Appendix G on the Geologic Atlas of Texas, Houston Sheet as prepared by the Bureau of Economic Geology, The University of Texas at Austin.

Ground water flow direction is usually controlled by the top of the unweathered zone, which typically mirrors surface topography. However, local variation in groundwater flow direction occurs due to surface improvements and changes in lithology.

### **5.5 Faults**

The Houston area is known for high angle growth faults and radial faults, which have resulted from subsurface movements of salt domes and soft sediments. Active faults may damage man-made fixed structures such as buildings and roads and are normally recognized by changes in soils and lush vegetation along the fault scarp. The closest faults are the Spring Branch faults seven miles to the north east of the subject property. None of these faults appear to cross the subject property or immediately adjoining properties (See Appendix G).

### **5.6 Site Soil Conditions**

According to the “Soil Survey of Harris County, Texas” found in Appendix H and as prepared by the United States Department of Agriculture Soil Conservation Service and Forest Service in cooperation with the Texas Agricultural Experiment Station the subject property is located on Lake Charles clay (LcA).

This is a nearly level soil in broad, irregular areas that are 50 to several hundred areas in size. Slopes average 0,2 percent. Undisturbed areas are characterized by gilgai microrelief, is destroyed in cultivation. In undisturbed areas, a mulch of fine, discrete, very hard aggregates is on the surface.

In the center of microdepressions, the surface layer is about which about 36 inches thick. In the upper 22 inches it is very firm, neutral, black clay. In the lower 14 inches it is very firm, mildly alkaline, very dark gray clay that has intersecting slickensides. The next layer to a depth of 74 inches, is very firm, mildly alkaline, gray clay that is mottled olive brown and yellowish brown. See the soil map presented in Appendix D.

## **SECTION V – ENVIRONMENTAL SETTINGS**

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### **5.7 Regional Groundwater Conditions**

The public drinking water supply source for the Harris and Harris County area is primarily supplied by Lake Houston and private water wells tapping into the Gulf Coast aquifer.

The Gulf Coast aquifer consists of complex interbedded clays, silts, sands, and gravels of Cenozoic age, which are hydrologically connected to form a large, leaky artesian aquifer system. This system comprises four major components consisting of the Catahoula, the Jasper, the Evangeline and the Chicot aquifers. Maximum total sand thickness ranges from 700 feet in the south to 1,300 feet in the northern extent. Water quality is generally good in the shallower portion of the aquifer. Ground water containing less than 500 mg/l dissolved solids is usually encountered to a maximum depth of 3,200 feet in the aquifer.

## SECTION VI – REGULATORY REVIEW

### 6.0 Regulatory Review

The purpose of the database review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions in connection with the site. For this review, records were obtained from TelALL Corporation of Austin, Texas. Regulatory data for facilities with recognized environmental conditions is within the appendices of this report. Remaining regulatory support data will be maintained with ERC project files. A copy of the regulatory database report is attached in Appendix G. The following table indicates the regulated sites identified within particular radii of the subject property, the number of sites, and whether they represent a significant environmental risk.

Database	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>FEDERAL ASTM STANDARD</b>							
NPL	1	0	0	0	0	NR	0
Proposed NPL	1	0	0	0	0	NR	0
CERCLIS	0.5	0	0	0	NR	NR	0
CERC-NFRAP	0.25	0	0	NR	NR	NR	0
CORRACTS	1	0	0	0	0	NR	0
RCRIS-TSD	0.5	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.	0.25	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	0.25	0	0	NR	NR	NR	0
ERNS	TP	NR	NR	NR	NR	NR	0
<b>STATE ASTM STANDARD</b>							
State Haz. Waste	1	0	0	0	0	NR	0
State Landfill	0.5	0	0	0	NR	NR	0
CLI	0.5	0	0	0	NR	NR	0
LUST	0.5	0	0	4	NR	NR	4
UST	0.25	0	0	0	NR	NR	0
Indian UST	0.25	0	0	NR	NR	NR	0
TX VCP	0.5	0	0	0	NR	NR	0
<b>Notes: NR: Not requested at this search distance</b>							
<b>TP: Target Property</b>							

## **SECTION VI – REGULATORY REVIEW**

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### **6.3 Federal Database Review**

#### **Federal NPL Site List (MSD-1.0 mile)**

The National Priorities List (Superfund) is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. No NPL sites were listed within one-mile radius of the subject property. The subject property was not listed as an NPL site.

#### **Federal CERCLIS List (MSD-0.5 mile for CERCLIS and NFRAP)**

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) identifies facilities for which potential releases of hazardous substances that have been reported under Section 103 or by private citizens. These sites have been investigated or are currently under investigation by EPA. RCRA permitted facilities do not appear on this database, but NPL facilities are typically listed.

No CERCLIS facilities were identified within the search radius of the database report or on the subject property.

#### **Federal RCRA CORRACTS RCRA List (MSD-1.0 mile)**

The Corrective Action Report (CORRACTS) is a compilation of RCRA facilities undergoing corrective action. A corrective action order is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred. No RCRA CORRACTS sites were identified within 1.0 mile of the subject property. The subject property was not listed as a RCRA CORRACTS facility.

#### **Federal RCRA TSD Site (MSD – 0.5 mile)**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage, and Disposal (TSD) facilities database is a compilation of reporting facilities that perform treatment, storage or disposal (TSD) of hazardous waste. No RCRA TSD sites were located within 0.5 mile of the subject property. The subject property was not listed as a RCRA TSD facility.

## **SECTION VI – REGULATORY REVIEW**

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### **Federal RCRA Generators (MSD <1/4 for SQG & LQG)**

Facilities listed in the Resource Conservation and Recovery Act (RCRA) database are designated Small or Large Quantity Generators (SQG / LQG) that report hazardous waste generated and disposed. No RCRA generators were identified within 0.25 mile of the subject property. The subject property and adjoining properties were not listed as RCRA generators.

### **Federal ERNS List (MSD-Subject Property)**

A review of the ERNS database was conducted to identify reported releases of oil and of hazardous substances on or adjacent to the site. The database contains information from spill reports made to federal agencies including the EPA, the U.S. Coast Guard, the National Response Center, and the DOT. No ERNS sites were reported according to the TelALL database at the subject property or on the adjoining properties.

## **6.2 State Database Review**

### **State Superfund Sites (MSD-1.0 mile)**

The Texas Hazardous Waste Sites List is a compilation of those sites that the State has received notification of a release of hazardous wastes, including NPL sites, CERCLIS sites, and non-Federally regulated hazardous waste release sites. No THWS facilities were identified within the 1.0-mile search radius and on the subject property.

### **State Solid Waste Disposal Facility Listings (MSD-0.5 mile)**

The Texas Solid Waste Landfill (SWLF) list is a compilation of landfills and solid waste disposal sites permitted by the State. No TXLF facilities were identified within the 0.5-mile search radius and on the subject property.

### **State Closed Landfill Sites (MSD-0.5 mile)**

The Texas Commission on Environmental Quality (TCEQ) maintains a database of closed and abandoned landfills including permitted as well as unauthorized across the state of Texas. According to the TelALL database, there are no CLS located within the search radius of 0.5 mile and on the subject property.

## **SECTION VI – REGULATORY REVIEW**

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### **State Registered Leaking Underground Storage Tank Listings (MSD-0.5 mile)**

Four (4) TXLUST facilities were identified within the search radius. According to the TelALL database report, Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on February 9, 1990. According to TCEQ, only the soil was impacted. TCEQ issued a final concurrence and closed the case. Due to the distance from the subject property and the status of the facility, no potential for environmental concern to the subject property is anticipated

Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on July 1, 1993. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case. Due to the distance from the subject property and the status of the facility, no potential for environmental concern to the subject property is anticipated

Sunny's Food Store located at 9303 Fondren Road, approximately 0.45 miles northeast and is down gradient in respect to the subject property. The release was reported on December 29, 1995. According to TCEQ, groundwater was impacted. The case is still open. Due to the distance from the subject property and the status of the facility, no potential for environmental concern to the subject property is anticipated

Texaco Gas station located at 6665 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. The release was reported on March 29, 1989. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case. Due to the distance from the subject property and the status of the facility, no potential for environmental concern to the subject property is anticipated.

### **State Registered TXUST listings (MSD-0.25 mile)**

This database is maintained as a source of UST's registered by the TCEQ. No TXUST sites were reported within the search radius. There are no reported violations according the TXUST database.

### **Texas Indian Underground Storage Tank Sites (MSD-0.25 mile)**

This database is maintained as a source of USTs registered on Indian land by the EPA Region 6. No sites were identified with the search radius or on the subject property.

## **SECTION VI – REGULATORY REVIEW**

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### **Texas Voluntary Cleanup Program Sites (MSD-0.5 mile)**

The Texas Voluntary Cleanup Program was established to provide administrative, technical and legal incentives to encourage the cleanup of contaminated sites in Texas. No VCP facilities were identified within the search radius or on the subject property.

### **State Spills List (MSD-Subject Property)**

The TCEQ tracks cases where emergency response is needed for the clean-up of toxic substances. No TXSPILL sites were identified in the search radius.

### **Texas Dry Cleaner Program (MSD-0.5 mile)**

Under House Bill 1366 requires all dry cleaning drop stations and facilities in Texas to register with TCEQ and implement new performance standards at their facilities as appropriate. One (1) DRYC site was identified in the search radius.

One (1) Drycleaner site was identified within the search radius. According to the TelALL database report, A-1 Dry Cleaners located at 6303 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. Due to the distance from the subject property and the operating status, no potential for environmental concern to the subject property is anticipated.

## SECTION VI – REGULATORY REVIEW

### 6.3 Additional Environmental Record Sources

The number of listed sites identified within the approximate minimum search distance (AMSD) from review of environmental record sources beyond those specified in ASTM Standard E 1527-00 § 7.2.1.1 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided following the table, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Pertinent copies of research information are included in Appendix G.

Database	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>FEDERAL ASTM SUPPLEMENTAL</b>							
CONSENT	1	0	0	0	0	NR	0
ROD	1	0	0	0	0	NR	0
Delisted NPL	1	0	0	0	0	NR	0
FINDS	TP	0	NR	NR	NR	NR	0
HMIRS	TP	NR	NR	NR	NR	NR	0
MLTS	TP	NR	NR	NR	NR	NR	0
MINES	0.25	0	0	NR	NR	NR	0
NPL Liens	TP	NR	NR	NR	NR	NR	0
PADS	TP	NR	NR	NR	NR	NR	0
Indian Reservation	1	0	0	0	0	NR	0
UMTRA	0.5	0	0	0	NR	NR	0
US ENG Controls	0.5	0	0	0	NR	NR	0
ODI	0.5	0	0	0	NR	NR	0
FUDS	1	0	0	0	0	NR	0
DOD	1	0	0	0	0	NR	0
RAATS	TP	NR	NR	NR	NR	NR	0
TRIS	TP	NR	NR	NR	NR	NR	0
TSCA	TP	NR	NR	NR	NR	NR	0
SSTS	TP	NR	NR	NR	NR	NR	0
FTTS	TP	NR	NR	NR	NR	NR	0
<b>STATE OR LOCAL ASTM SUPPLEMENTAL</b>							
AST	TP	NR	0	NR	NR	NR	0
TX Spills	TP	NR	NR	NR	NR	NR	0
IOP	TP	NR	NR	NR	NR	NR	0
Dry Cleaners	0.25	0	1	NR	NR	NR	1
ED AUQUIF	TP	NR	NR	NR	NR	NR	0
ENF	TP	NR	NR	NR	NR	NR	0
Ind. Haz Waste	TP	NR	NR	NR	NR	NR	0
WasteMgt	TP	NR	NR	NR	NR	NR	0
AIRS	TP	NR	NR	NR	NR	NR	0
<b>TelALL PROPRIETARY HISTORICAL DATABASES</b>							
Coal Gas	1	0	0	0	0	NR	0
Brownfield Databases							
US Brownfields	0.5	0	0	0	NR	NR	0
Brownfields	0.5	0	0	0	NR	NR	0
AUL	0.5	0	0	0	NR	NR	0
TXVCP	0.5	0	0	0	NR	NR	0

Notes: NR: Not requested at this search distance

TP: Target Property

Sites may be listed in more than one database

## **SECTION VI – REGULATORY REVIEW**

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No sites were identified within the approximate minimum search distance for the additional environmental record sources reviewed.

### **Local Regulatory Agencies**

No records of environmental complaints or violations were reported for the subject property or adjoining properties by the Harris Health District, Harris County Air Pollution Control or City of Houston Fire Department.

## SECTION VII – FINDINGS

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### 7.0 Findings

Environmental Resource Consultants (ERC) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property, 19,349 sq. ft. of vacant land, located at 6301 Braes Bayou in Houston, Harris County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the subject property:

- The subject property is located at 6301 Braes Bayou in Houston, Texas. The subject site consists of approximately 19,349 sq. ft. of land covered with native vegetation. The site is currently vacant and historically been utilized for a water treatment plant and agricultural purposes. The site is not fenced and ditches follow the western boundaries.
- During the site investigation, no containers, drums, and hazardous substance or petroleum products were observed. Also no hazardous wastes site appeared at the site. Small amounts of debris are located on the site. It is recommended that these areas be cleaned up and disposed in accordance to federal, state and local guidelines.
- A review of available federal, state, and local agency records revealed four (4) Leaking Underground Storage Tank sites within a 0.5 mile radius of the subject property, and one (1) Dry Cleaner site within a 0.5 mile radius of the subject property. According the TelALL database records, and visual site inspection, none of the sites listed pose a potential environmental concern to the subject property.
- Four (4) TXLUST facilities were identified within the search radius. According to the TelALL database report, Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on February 9, 1990. According to TCEQ, only the soil was impacted. TCEQ issued a final concurrence and closed the case. Exxon 62691 located at 9600 Fondren Road, approximately 0.39 miles northeast and is down gradient in respect to the subject property. The release was reported on July 1, 1993. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case. Sunny's Food Store located at 9303 Fondren Road, approximately 0.45 miles northeast and is down gradient in respect to the subject property. The release was reported on December 29, 1995. According to TCEQ, groundwater was impacted. The case is still open. Texaco Gas station located at 6665 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. The release was reported on March 29, 1989. According to TCEQ, groundwater was impacted. TCEQ issued a final concurrence and closed the case.

## SECTION VII – FINDINGS

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Due to the distance from the subject property and the status of the four (4) facilities, no potential for environmental concern to the subject property is anticipated

- One (1) Drycleaner site was identified within the search radius. According to the TelALL database report, A-1 Dry Cleaners located at 6303 South Braeswood Boulevard, approximately 0.46 miles northeast and is down gradient in respect to the subject property. Due to the distance from the subject property and the operating status, no potential for environmental concern to the subject property is anticipated.

## **SECTION VIII – CONCLUSIONS AND RECOMMENDATIONS**

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### **8.0 Conclusions and Recommendations**

Based on the site visit and research conducted at the local and state level regarding the subject property including historical sources, it appears there is minimal potential for environmental concerns to the subject property and no further investigation is warranted.